

City of Falls Church Consolidated Plan 2006-2010

SNAPSHOTS OF OUR COMMUNITY

The **Executive Summary** is a synopsis of the City of Falls Church Consolidated Plan for 2006-2010.

100% of 12th grade students graduated from Falls Church City schools in 2001-2002.

432 residents live below the poverty level.

Growth Patterns

The City of Falls Church is the second smallest jurisdiction in Northern Virginia, covering 2.2 square miles with a population of 10,377 people in 2000. Within the next 2-3 years, the City will increase its housing stock by 13% as a result of the approval of a number of mixed-use projects. This is the largest growth in residential development the City has experienced since the 1970-1980 decade. This housing unit increase is primarily limited to condominiums, a direct function of the City's limited supply and high cost of developable land.

Economic Trends

Healthcare, retail, and professional service firms dominate the local economy. However, job growth in the Northern Virginia region is spurred by its proximity to the Federal government and its contractors. Falls Church has the highest percentage of persons employed in management, professional and related occupations in Northern Virginia and the second highest number of persons in those positions in the nation.

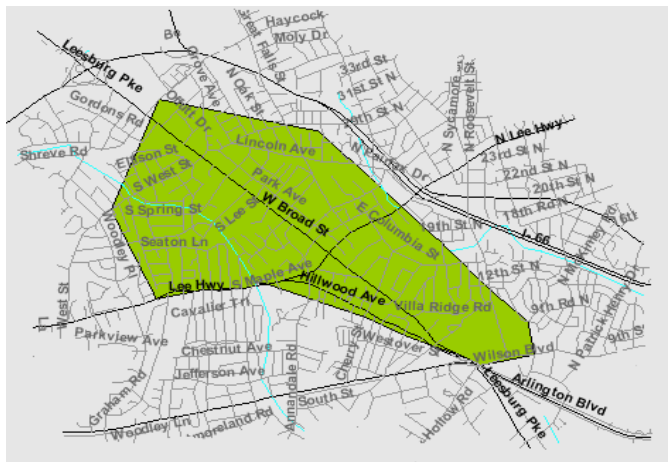
The City of Falls Church – Demographics at a Glance

Year	1990	2000	Change	% Change
Population	9578	10,377	799	8.3%
Number of Households	4,195	4,471	276	6.6%
Median Household Income	\$51,011	\$74,924	23,913	46.9%
Average Household Size	2.27 persons	2.31 persons	0.03	1.3%

Projected Demographics

	2005	2010
Population	10,600	11,300
Number of Households	4,600	4,900
Jobs in City	9,500	10,000

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 1 and U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, Summary File 1; Northern Virginia Regional Commission, Northern Virginia Data Book 2004.

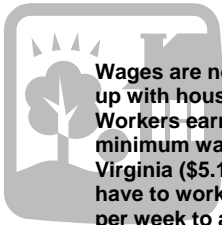


City of Falls Church Consolidated Plan 2006-2010

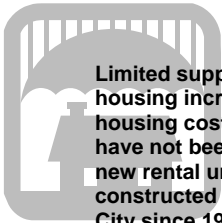
HOUSING PROFILE

Affordable housing is housing that is affordable to EVERY resident of the City.

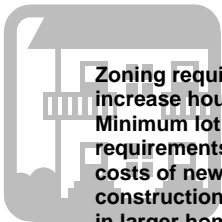
Barriers to Affordable Housing



Wages are not keeping up with housing costs. Workers earning the minimum wage in Virginia (\$5.15) would have to work 213 hours per week to afford the average apartment in the City.



Limited supply of housing increases housing costs. There have not been any new rental units constructed in the City since 1960.



Zoning requirements increase housing costs. Minimum lot size requirements increase costs of new home construction and result in larger homes development.

Renter/Owner Occupied

As of January 2004, there were 4,927 housing units in the City of Falls Church. According to 2000 Census data, approximately 60% of the City's housing is owner-occupied. The number of owner-occupied homes jumped to 2,708 in 2000 and is expected to increase to over 3000 by 2010. However, the percentage of renter/owner households has remained relatively stable. The increase in homeowners is due to new mixed-use or residential development.

Physical Condition of Housing Stock

Over 60% of homes in the City will be 50 years old or more by 2010. Dwelling units over 50 years old typically require some type of physical rehabilitation or replacement of major systems, however housing in the City is typically sold and reconstructed rather than rehabilitated. The City's housing stock provides adequate basic facilities; less than 1% of the stock lacks plumbing or kitchen facilities.

Affordable Housing

Approximately 8% of the City's housing stock is affordable to low-income households; only 3% of NEW housing units are affordable to low and moderate-income households. The average sale price for homes sold in the City in 2003 was \$437,830. The minimum income required to purchase the average home would be \$123,540. Only 6% of renter households in the City have the minimum income to purchase a home. The average rent in the City exceeds \$1,000 for all rental units of various sizes.

Characteristics of the Housing Market

- ◆ Large number of condominium ownership units planned for construction
- ◆ Development concentrated in central business district (W. Broad Street)
- ◆ Demolition/reconstruction of older, modest sized-homes replaced by larger, more expensive homes
- ◆ Few rental unit owners are willing to accept federally subsidized renters
- ◆ Majority of rental housing stock concentrated in multifamily apartment buildings
- ◆ Projected loss of over 170 affordable rental units (i.e., Virginia Village apartments)



City of Falls Church Consolidated Plan 2006-2010

DEMAND FOR AFFORDABLE AND SPECIAL NEEDS HOUSING

The City needs additional affordable housing to provide affordable homeownership opportunities for moderate and middle-income households as well as affordable rental opportunities for low- and moderate-income households.

There are limited resources to assist middle-income households who cannot afford housing in the City of Falls Church. Nearly 40% of homes sold in the City in 2003 were priced at \$500,000 or more. Further, for every three low-income households, there are only two affordable rental units. Among rental households, approximately 80% of all low- and moderate-income renters do not live in housing that is affordable. When compared with all renter households, minority renter households were more likely to have housing problems (e.g., cost burden or overcrowding).

Community Comment on Homeless/Special Needs



Emergency homeless shelters



Permanent housing and services for persons with special needs



Permanent housing for winter months for chronically homeless



Holistic approach to serving persons who are chronically homeless

Who Needs Affordable Housing?

Low-, moderate- and middle-income households are finding it increasingly difficult to locate affordable housing in the City. The need for affordable housing is more apparent when examining various households within the population. As noted in the graph below, small (related) family households have the highest need for affordable housing. More than 200 small family households pay are housing cost burdened.

Homelessness in the City

As of January 2004, there were 1,700 homeless families and individuals in the Falls Church City-Fairfax County area. The Falls Church Emergency Winter Overflow Shelter provided shelter to 68 adults, primarily single men, during the winter of 2003-04. Among all shelter residents, approximately 21% were employed during their tenure at the Shelter.

HIV/AIDS Housing Needs

There were 33 Falls Church City residents living with HIV/AIDS during 2004. According to 2004 data from the Whitman Walker Clinic, the highest service request among persons with HIV/AIDS is for health services; although a variety of non-health services are also offered. The majority of these residents is between ages 30 and 49, is Caucasian, and earns less than \$30,000 annually. Two-thirds of all of these residents live alone.

DEFINITIONS

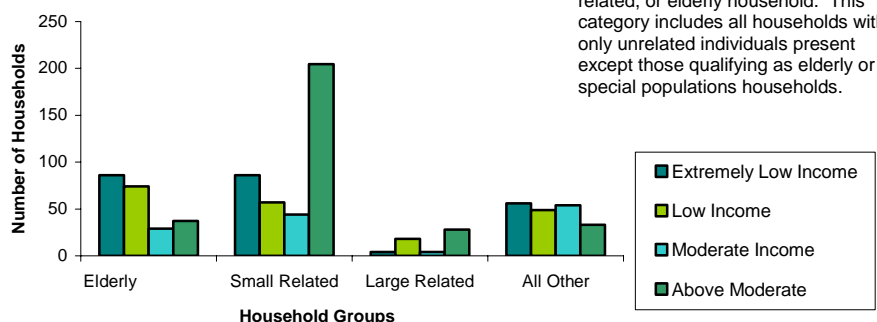
Elderly Household: household with 1 or 2 members, at least one of which is age 62 years or older

Small Related: A household of 2 to 4 persons that includes at least one person related to the householder by blood, marriage, or adoption.

Large Related: A household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption.

All Others: A household of one or more persons that does not meet the definition of a small related, large related, or elderly household. This category includes all households with only unrelated individuals present except those qualifying as elderly or special populations households.

Who Needs Affordable Housing?
Comparison of Household Groups by Income



The chart above indicates the number of households that are currently paying more than 30% of their income for housing expenses; such households are considered cost burdened.

City of Falls Church Consolidated Plan 2006-2010

GOALS & STRATEGIES TO BUILD BETTER LIVES FOR THE COMMUNITY

The City of Falls Church proposes to accomplish these goals by 2010.

The development of the priority needs, goals, objectives and outcomes included input from the community, City staff, nonprofit organizations and local government partners.

Potential Obstacles to Accomplishing Goals



Create Affordable Housing Opportunities

- Increase opportunities for low- and moderate-income households to become and remain homeowners and renters
- Increase the supply of new affordable rental housing units as part of mixed income development
- Promote lead hazard education for housing reconstruction projects
- Preserve existing multifamily rental housing stock and retain affordable units within such developments
- Increase the range of housing options and related services for special needs populations

Provide Services to Special Needs Population

- Assist persons with special needs to live as independently as possible
- Increase Housing Opportunities for Persons with Disabilities

Increase Economic Opportunity

- Assist families and individuals moving from poverty or public assistance to stability and self-sufficiency
- Promote workforce development through education and training in order to increase individual and household incomes

Prevent Homelessness & Provide Transitional Housing

- Continue to provide emergency shelter for homeless individuals
- Create support network for families at risk of homelessness
- Provide transitional housing with services for chronically homeless individuals



City of Falls Church Consolidated Plan 2006-2010

THE TEAM THAT HELPS BUILD BETTER LIVES IN THE CITY

The City of Falls Church has a wealth of services to provide its residents; even so, the City relies on cooperative relationships with other local governments and social service providers to implement the activities in the Consolidated Plan. The following chart illustrates the services and resources that each entity contributes as it relates to implementing the Consolidated Plan.

The Members of the “Building Better Lives Team”

These organizations play a pivotal role in delivering services and accomplishing goals:

- ◆ Falls Church Housing Commission
- ◆ Falls Church Human Services Advisory Council
- ◆ Falls Church City Public Schools
- ◆ Fairfax County
- ◆ Arlington County
- ◆ Northern Virginia Regional Commission
- ◆ Metropolitan Washington Council of Governments
- ◆ Falls Church Housing Corporation
- ◆ Center for Multicultural Human Services
- ◆ Friends of Falls Church Emergency Winter Overflow Shelter
- ◆ Legal Services of Northern Virginia
- ◆ Business Development Assistance Group
- ◆ Sunrise Assisted Living
- ◆ Falls Church Community Services Council
- ◆ The Falls Church Episcopal
- ◆ Columbia Baptist Church
- ◆ St. James Church

City of Falls Church Housing & Human Services Division

- Human Services Case Management
- Resource and Referral Services
- Housing Policy Administration and
- Housing Services & Programs (e.g., rental assistance, homeownership assistance, etc).
- Services for the Elderly

Local Government Partners

- Provides federal Housing & Community Development Funding
- Homeless Services
- Rental Housing Assistance
- Mental Health, Mental Retardation, and Substance Abuse Services
- Public Health Services
- Adult and Aging Services
- Self-Sufficiency
- Children, Youth, and Family Services
- Disability Services Planning and Development
- Child Care

Regional Organizations

- Coordinated Planning of Regional Homeless Strategy
- Provision of Data on Growth & Economic Trends for Needs Analysis
- Homeownership Assistance

Nonprofit Organizations

- Provision of Affordable Housing
- Homeless Housing & Services
- Mental Health Services
- Homelessness Prevention

Private Industry

- Housing for the Frail Elderly

Faith Community

- Emergency Assistance

City of Falls Church Consolidated Plan 2006-2010

**RESOURCES TO MEET THE CITY'S HOUSING
& COMMUNITY DEVELOPMENT NEEDS**

As part of the Consolidated Plan development process, the City collects data on the resources from the public and private sectors that may be available to meet the City's housing and community development needs.

Annual Housing & Community Development Resources

Goal	Federal Resources	State Resources	Local Resources	Private	Total
Create Affordable Housing Opportunities	\$241,000	\$80,000	\$400,000	\$10,000	\$731,000
Homelessness Prevention & Provide Transitional Housing	\$15,000	0	\$11,500	\$88,800	\$115,300
Provide Services To Special Needs Populations	\$10,000	0	0	0	\$10,000
Increase Economic Opportunity	\$170,000	\$20,000	\$236,000	\$70,500	\$496,500
TOTAL	\$436,000	\$100,000	\$647,500	\$169,300	\$952,800

City of Falls Church Consolidated Plan 2006-2010

CITIZEN PARTICIPATION

The Public Voice is
Powerful

Publicity

Extensive efforts were made to make the public aware of the City's 2006-2010 Consolidated Plan for Housing & Community Development Needs. Housing and Human Services Staff made formal presentations regarding the Plan during the Falls Church Housing Commission's Spring 2004 meetings. There were several phases to the Consolidated Plan development process and public input was critical to each phase.

Public Forums

The first phase of public input began with two public forums. Although the forums were held during weekday evenings and weekend mornings, there were few participants. As a result, much of the community input on housing and community development needs was not obtained through the public forums.

Housing & Community Development Needs Surveys

The second phase and the most successful method of gathering input from the community was through surveys. The City mailed surveys to all multifamily apartment buildings and distributed surveys on Election Day. Approximately 115 surveys were returned and the citizens identified several needs: affordable housing, affordable housing for seniors and improved lighting throughout the City.

Public Comment Period

The third phase was circulating a draft copy of the plan to the public from November 4 through December 4, 2004. Copies of the plan were made available on the City's website, at the Mary Riley Styles Public Library, and at City Hall.

Plan Approval and Public Hearings

The Consolidated Plan was submitted for Council review and approval at its December 6, 2004 work session and its December 13, 2004 City Council Meeting. The public was invited to comment during these meetings.

Falls Church
City Council



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THE CONSOLIDATED PLAN APPROACH

The Consolidated Plan is a document that describes both the community's needs and the efforts to address those needs. To that end, the development of the plan requires input from various entities: citizens, elected officials, service providers, businesses, public agencies, nonprofit organizations, etc.

Goals

As part of the community consultation process, various stakeholders, residents, and service organizations provided the following list of goals for meeting community needs. The Consolidated Plan goals of the City of Falls Church are broadly stated as follows:

- ◆ Create Affordable Housing Opportunities
- ◆ Prevent Homelessness & Provide Transitional Housing
- ◆ Provide Services To Special Needs Populations
- ◆ Increase Economic Opportunity

Target Population

The plan, as a whole, focuses on specific needs for low and moderate-income persons. For purposes of reference to the 2000 Census data, low- and moderate-income is defined below, based on a four-person household:

Moderate-income: 51-80% of HUD area median family income (80% of median is \$68,320)

Low-income: at or below 50% of HUD area median family income (\$42,700)

Extremely low-income: at or below 30% of HUD area median family income (\$26,100)

Need More Information

The Consolidated Plan is a process and there are a variety of resources that will help you understand and track the City's progress towards meeting the Consolidated Plan Goals. The three key documents in the Consolidated Plan are listed below:

- City of Falls Church 2006-2010 Consolidated Plan for Housing & Community Development Needs
- Annual Consolidated Plan Action Plan (Action Plan)
- Consolidated Annual Performance and Evaluation Report (CAPER)

Copies of these documents are available by visiting the City of Falls Church Housing & Human Services Division Website referenced below. Copies of these documents are also available at the Mary Riley Styles Public Library (120 N. Virginia Ave.) and in the Housing & Human Services Division (300 Park Ave.). You may reach the Division by calling (703) 248-5005; TTY 711/Virginia Relay Service; via e-mail at hsinfo@ci.falls-church.va.us, or via our website <http://www.ci.falls-church.va.us/services/hhs/index.html>.

